

# CITY OF SOMERVILLE, MASSACHUSETTS

## Zoning Board of Appeals

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Marlene  
Smithers, (Alt.)

### AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, January 21, 2004  
Executive Session 5:45 P.M.**

**DECISIONS 6:00 P.M. followed by HEARINGS**

**EXECUTIVE SESSION** Assistant City Solicitor David Shapiro has requested to appear before the Board to discuss pending litigation regarding 343-349 Summer Street.

**22 White Street Place** The Applicant and Owner, Dane Baird seeks a clarification of a previously approved special permit #2003-35, the Applicant also requests to Withdraw Without Prejudice their request under SZO §5.3.8.

**343-349 Summer St.** *No Action will be taken with respect to the hearing on January 7, 2004.* The Applicant, Emerald Development Group, along with its Agent T. P. Morris, is requesting: (1) clarification and, where necessary, revisions or amendments relating to the findings and conditions: 2) an increase in the side yard setback for a Special Permit with Site Plan Review previously rendered decision on June 26, 2002, appeal #2002-23, which is the subject of an appeal in Middlesex Superior Court, Docket no. 02-3071. The original Special Permit authorized the construction of a four story, 14-unit residential building with inclusionary units off site and underground parking in the Central Business District (CBD). The Applicant has filed a Motion for Limited Remand. Any revisions will be made in accordance with and subject to the Court Limited Remand Order. *Case re-advertised and re-noticed and will be heard on February 4, 2004.*

**180 Somerville Ave** The Applicants, Target Corporation, along with their Agent, VHB, Inc., and the property owner, Northern Artery Association, are requesting revisions to previously approved plans for appeal #2002-96. The Applicant is requesting that the revisions be considered minor and approved as presented (SZO §5.3.8). Business A (BA) zoning district.

**9-11 Aldersey St.** The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone.

**51 Warren St.** Applicant, Antonio Pereira, and Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone.

**398 Medford St.** The Applicant and Owner, Gabriel Lorus seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to construct two window wells for egress windows and an egress stairway. Residence B (RB) zoning district.

**278 Beacon St.** Applicant, OmniPoint Holdings, Inc.; Agent: Peter Cooke; Owner: Beacon Four Trust. The Applicant is proposing to expand an existing telecommunications installation through a revision to a previously issued Special Permit (SZO §5.3.8). This expansion would include the addition of an equipment cabinet and a GPS antenna.

**44 Park St.** Applicant: 44 Park Street, LLC; Owner: Maldemer, LLC; Agent: Terry Morris. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct forty-three (43) residential units. The Applicant also requires variances from §8.5.f (maximum height), §8.5.h (side yard setback), and §8.5.i (rear yard setback). The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

**ZBA 1/21/04**